

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for March 31, 2004 PLANNING COMMISSION MEETING

P.A.S.: Waiver #04004

PROPOSAL: Waive street trees and block length associated with Doris Bair Park 4th Addition Final Plat #04019.

LOCATION: N. 48th & Doris Bair Cir.

LAND AREA: 25.7 acres, more or less

CONCLUSION: The surrounding land use and lot configuration make it very difficult to make a street pattern through the area. The continued use of the area for ball fields should not require additional streets. The lack of planting area along the frontage road and the industrial development makes it difficult to plant street trees.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1, Doris Bair Park 3rd Addition and Lot 98 I.T., located in the SE 1/4 of Section 5, Township 10 North, Range 7 East, Lancaster County, Nebraska.

EXISTING ZONING: I-1, Industrial

EXISTING LAND USE: Ballfields and Moose Lodge

SURROUNDING LAND USE AND ZONING:

North:	P-Public	Former landfill, vacant
South:	I-1 Industrial	
East:	I-1 Industrial	
West:	I-1 Industrial	

HISTORY:

February 17, 2004	Doris Bair Park 4 th Addition final plat was submitted to the Planning Department
December 27, 2001	Doris Bair Park 3 rd Addition final plat was approved by the Planning Director.
September 15, 1999	Superior Business Park final plat was approved by the Planning Director.
December 8, 1995	Doris Bair Park 2 nd Addition final plat was approved by the Planning Director.
July 29, 1993	Doris Bair Park 1 st Addition final plat was approved by the Planning Commission
July 29, 1993	Doris Bair Park 1 st Addition preliminary plat was approved by City Council.
July 15, 1991	Doris Bair Park Addition final plat was approved by the Planning Director.

TRAFFIC ANALYSIS:

N. 48th St. is classified as a local street. N. 56th St. is classified as a minor arterial. N. 56th St. from US-6 to Arbor Rd is listed under proposed projects in the 2025 Comprehensive Plan. The timing of this project has not been established.

ANALYSIS:

1. The applicant's letter requests a waiver to sidewalks. The waiver is not necessary because Section 26.27.020 of the Land Subdivision Ordinance allows for sidewalks to be waived when all of the lots in the subdivision contain an area of one or more acres. Both lots within the subdivision are more than one acre in size.
2. This request is to waive street trees and block length associated with Doris Bair Park 4th Addition final plat, which has been submitted to the Planning Department.
3. There are existing street trees on Doris Bair Cir. There are no street trees on N. 56th St. from Superior St. to Morton St.

4. The area north and south of this plat is commercial/industrial. The lots fronting on N. 56th St. are approximately 1200 feet in length. These extremely long lots make it difficult to extend Doris Bair Circle to the east to N. 56th St.
5. If the softball fields are discontinued and the area is developed, a future street pattern to the south is feasible. N. 52nd St. could continue north and Doris Bair Cir. could continue east intersecting with N. 52nd St.
6. The purpose of the final plat associated with this waiver request is to shift a lot line. The plat will not change the existing land use or development of the area.
7. Currently the Lincoln Softball Association is using the rear 675 feet of Lot 98 I.T for ball fields. The proposed plat would allow all of the ballfields to be on the same lot.

Prepared by:

Tom Cajka
Planner

DATE: March 17, 2004

APPLICANT: Moose Lodge #175
4901 N. 56th St
Lincoln, NE 68504
(402) 464-1166

OWNER: same as applicant

CONTACT: Gary Gerkin
1236 N. 45th St.
Lincoln, NE 68503
(402) 464-4647



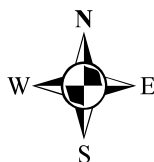
2002 aerial

Waiver #04004 **4901 N. 56th St.**

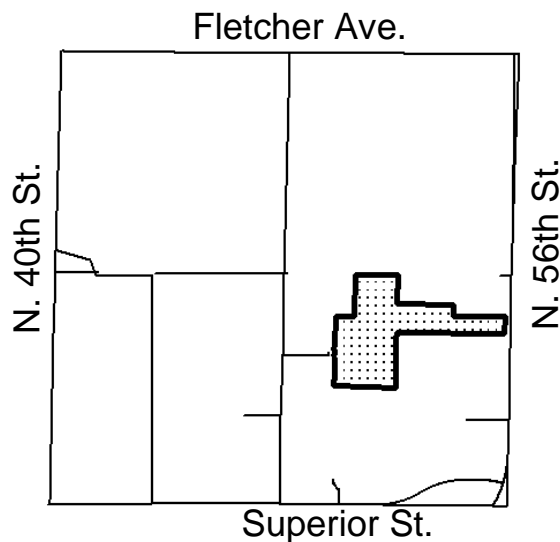
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

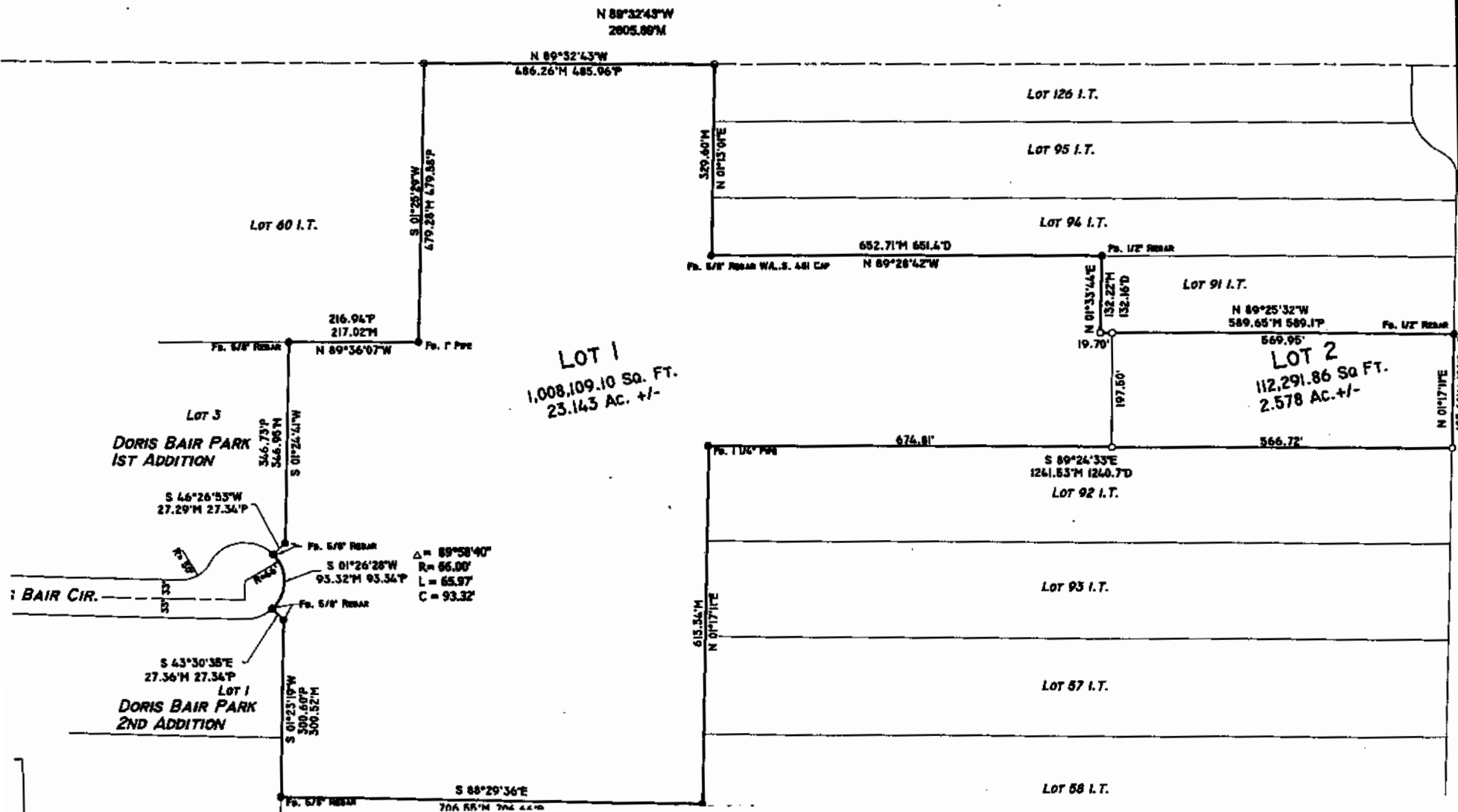
One Square Mile
 Sec. 5 T10N R7E



Zoning Jurisdiction Lines
 City Limit Jurisdiction



Doris Bair Park 4th Addition



Memorandum

To:	Tom Cajka, Planning Department
From:	Charles W. Baker, Public Works and Utilities
Subject:	Waiver #04004, Street Trees and Sidewalks
Date:	February 27, 2004
cc:	Randy Hoskins Harry Kroos

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the waiver request for the replat of the Moose Lodge/Doris Bair Park 4th Addition not requiring sidewalks. Public Works will support the requested waiver. There are no existing sidewalks along the frontage road that abuts this property along North 56th Street or room to install them from the property line to the right of way.

Memo



To: Tom Cajka, Planning Department

From: Mark Canney, Parks & Recreation

Date: March 18, 2004

Re: Walver 04004 (04025)

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Waiver of street trees is acceptable as no street trees are currently in place along this portion of 56th Street between Superior and Morton Street.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

Statement of Purpose

Upon preparing to sell the west half of the Moose Lodge property in Lincoln to the Lincoln Softball Association, we were informed that a new rule called for sidewalks and street trees when property was replated.

We are requesting a wavier of this rule at this time because none of the property owners on 56th Street between Superior Street and Morton Street have sidewalks or street trees.

This stretch of 56th Street is mainly an access or service road for business and trucking lots next to Highway 77.



Thank you, Gary Gerkin

Govenor-Moose Lodge 175

FEB 26 2004

03-11-2003

Tom Cajka,

IN RESPONSE TO THE LETTER SENT TO THE MOOSE LODGE CONCERNING THE FINAL PLAT OF OUR PROPERTY BEING ATTACHED TO THE DORIS BAIR PARK, WE WOULD LIKE TO MAKE AN ADDITION TO THE WAIVER WE REQUESTED. WE WOULD LIKE TO INCLUDE A WAIVER OF THE BLOCK LENGTH REQUIREMENT.

IF YOU WOULD PLEASE INCLUDE THIS WE WOULD BE APPRECIATIVE.

Thank you, Gary L. Gerkin
GARY GERKIN - GOVERNOR
LINCOLN MOOSE LODGE 175
4901 NO. 56TH ST.
LINCOLN, NE, 68504

